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Red Roofs, 10a Symn Lane, Wotton-Under-Edge,  
GL12 7BG

Price Guide  
£475,000



THIS 'GEM' OF A PROPERTY SITS IN THE HEART OF WOTTON UNDER EDGE IN THE SOUGHT AFTER SYMN LANE, IN NEED OF SOME MODERNISATION, THIS DETACHED HOUSE IS OFFERED WITH NO ONWARD CHAIN. COMPRISING: ENTRANCE PORCH, HALLWAY, LOUNGE, SEPARATE DINING ROOM, KITCHEN-DINER, CLOAKROOM, AND UTILITY. ON THE FIRST FLOOR ARE TWO LARGER THAN AVERAGE DOUBLE BEDROOMS AND ONE SINGLE BEDROOM, BATHROOM AND AMPLE STORAGE. EXTERNALLY ARE WELL KEPT FRONT AND REAR GARDENS, GARAGE WITH ATTACHED outhouse AND PARKING. GAS CENTRAL HEATING. COUNCIL TAX BAND: 'D'. EPC: E MUST BE SEEN TO BE TRULY APPRECIATED.

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# Red Roofs, 10a Symn Lane, Wotton-Under-Edge, GL12 7BG

## SITUATION

Situated in the heart of Wotton under Edge on the highly desirable area of Symn Lane, and within walking distance to the thriving town of Wotton, offering a variety of amenities including independent retailers, supermarket, restaurants and bars. The town also proudly has its own cinema. There are primary schools, doctors and dentist surgeries along with leisure facilities. Katherine Lady Berkeley Comprehensive School is just on the outskirts of the town centre. Wotton-under-Edge is situated close to the M5 motorway at Falfield (Junction 14) and the A38, which gives easy access throughout the South West.

## DIRECTIONS

Upon reaching the War Memorial at the bottom of Old Town, located at the north east of the town, take the right hand turning onto the High Street (Church Street). Follow the road as it bears right and take the first left onto Clarence Road, follow the road for 150m taking the right hand turning onto Symn Lane where Red Roofs can be found a few 130m on left hand side. Turn left onto Venn's Acre (prior to 'The Keepers' community hub) and the property has a parking space to the rear.

## DESCRIPTION

This detached residence is being offered with no onward chain and has been in the same ownership for over 41 years. It is superbly located close to the town centre and all its amenities, making it a very desirable location in Wotton. Red Roofs has been lovingly maintained throughout ownership, but offers huge potential to enhance the already spacious accommodation, which briefly comprises, entrance hallway with two storage cupboards, a lounge area with double aspect windows, separate dining room with gas fire and back boiler and bay window, good sized fitted kitchen. which takes advantage of the southerly aspect. On the first floor there are two double bedrooms and a single bedroom and a bathroom. The property benefits from some double glazing and secondary glazing and gas central heating. Gardens to front and rear. There is a garage and a further small area of parking in front of the garage. This property is being sold with no onward chain and a viewing is recommended to appreciate its superb location.

## THE ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

## ON THE GROUND FLOOR

### PORCH

Bricked entrance porch with double glazed windows and door leading to:

### ENTRANCE HALL

Having glazed front door with side screens, radiator, with stairs to first floor and understairs storage cupboard.

### LOUNGE 4.47m x 3.31m (14'7" x 10'10")

Having feature fireplace with tiled surround, gas fire and chimney breast, radiator and dual aspect windows to front and side and internal double doors leading into:

### DINING ROOM 3.83m x 3.72m (12'6" x 12'2")

Spacious with chimney breast having gas fire and back boiler, radiator and attractive bay window to rear, single door to:

### KITCHEN/DINER 4.67m x 3.10m narrowing to 2.57m (15'3" x 10'2" narrowing to 8'5")

Having been extended by the current owners 20 years ago, this versatile space offers an array of built in wall and base units with worktop over and inset sink and drainer along with separate breakfast bar for convenience, space for freestanding oven and space for fridge freezer, radiator, and spacious understair pantry, two double glazed windows to rear offering ample light and views across the garden.

### INNER HALLWAY

Part of the ground floor extension and leading from the kitchen giving access to side pathway.

### CLOAKROOM

Having WC, sink, radiator, small trap door providing access to the single storey loft space.

### UTILITY 2.27m x 1.93m (7'5" x 6'3")

Useful space having wall and base units with worktop over, stainless steel sink unit and drainer, radiator, double glazed window to side, plumbing and space for washing machine.

## ON THE FIRST FLOOR

### LANDING

Double glazed window to side, spacious landing with airing cupboard housing immersion tank and loft hatch providing access to loft space via ladder which is boarded and with lighting.

### BEDROOM ONE 4.19m x 3.31m (13'8" x 10'10" )

Larger than average and having dual aspect windows side and front with secondary glazing, radiator, and ample built in storage wardrobe and cupboards.

### BEDROOM TWO 3.85m max x 3.11m max (12'7" max x 10'2" max)

Spacious with plenty of storage having built-in wardrobes with sliding doors and shelving and additional built-in cupboard, secondary glazing and radiator.

### BEDROOM THREE 2.11m x 2.08m (6'11" x 6'9")

Useful built-in storage cupboard above the stairs, radiator, and window to side with secondary glazing and views over the single storey extension and beyond.

### BATHROOM

White suite comprising: bath with mains shower over and shower screen, WC, pedestal wash hand basin, single glazed window rear with secondary glazing, radiator, electric towel rail.

### EXTERNALLY

This unique property is set back from Symn Lane and sits evenly between the front and rear gardens, having Cotswold stone walling and wrought iron gate to front with pathway leading to the front entrance porch and is flanked by an array of shrubs, bushes and trees. A wooden side gate provides access to the rear garden having a good size patio area with path leading across the lawned area and attractive borders. Steps lead to the rear wooden gate and small driveway to the rear along with providing access to the bespoke garage space with glazed storage area to the side leading into the larger than average single garage with electric lifting and sliding door to front.

## AGENT NOTES

Tenure: This property has an Unregistered Title and will be subject to first registration at Land Registry.  
Services: All mains services are understood to be connected.  
Council Tax Band: D  
The property has a right of way over access road to garage  
Listed: No  
Flood risk area and flooded in last 5 years: No  
Restrictions/covenants: No  
Conservation area: Yes  
Broadband: Fibre to the property  
For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information

## VIEWING

By appointment with the owner's sole agents as over.

## FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

